

## Zoning Report

---

### Site Information

Address	1109 S HAMPTON RD
Mailing Address	1109 S HAMPTON RD COLUMBUS OH 43227-1010
Owner	CANO GUADALUPE OSORIO
Parcel Number	010091464
In Columbus?	Yes
County	FRANKLIN

---

### Zoning Information

Zoning	620, Residential, R3, 1/23/1956, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

---

### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

---

THE CITY OF  
**COLUMBUS**

ANDREW L. CANTRELL, MAYOR

DEPT. OF PLANNING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA17-003 Date Received: 17 JAN. 2017

Application Accepted by: [Signature] Fee: \$ 320

Commission/Civic: N/A

Existing Zoning: \_\_\_\_\_

Comments: \_\_\_\_\_

## TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

3312.13(A) - REMOVE DRAINAGE FROM LOT

3321.05(B,2) - TO ALLOW 100% OPACITY (7500 max) in urban

6430222 4 Feet clear height

## LOCATION

Certified Address: 1109-1103 South Hampton RD City: Columbus Zip: 43227Parcel Number (only one required): 010091464

## APPLICANT (If different from Owner):

Applicant Name: Guadalupe Osorio Phone Number: 832-486-7542 Ext.: \_\_\_\_\_Address: 1109 S Hampton RD City/State: Columbus OH Zip: 43227Email Address: Guadalupe313384@gmail.com Fax Number: \_\_\_\_\_PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate pageName: Guadalupe Osorio Phone Number: 832-486-7542 Ext.: \_\_\_\_\_Address: 1109-5 Hampton RD City/State: Columbus OH Zip: 43227Email Address: Guadalupe Osorio N/A Fax Number: \_\_\_\_\_ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Ext.: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

## SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

THE CITY OF  
**COLUMBUS**

ANDREW J. GOUGH MEYER

DEPARTMENT OF BUILDING  
AND ZONING SERVICES**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO  
COUNTY OF FRANKLINBeing first duly cautioned and sworn (1) NAME Guadalupe Osorioof (1) MAILING ADDRESS 1109-1103 S Hampton RD Columbus OH 43227.

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1109-1103 S Hampton RD Columbus OH 43227.for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) N/A.

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS(4) Guadalupe Osorio1109-1103 S Hampton RDColumbus OH 43227.APPLICANT'S NAME AND PHONE #  
(same as listed on front application)Guadalupe Osorio832-486-7542AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS(5) N/A

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>_____</del>	<del>_____</del>	<del>_____</del>

☐ (7) Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFLIANT

Sworn to before me and signed in my presence this 13 day of January, in the year

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



PLEASE NOTE: Incomplete information will result in the rejection of this submission.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer

**1109 SOUTH HAMPTON WAY**

UPTEGROVE KRIS  
744 S ROOSEVELT AVE  
COLUMBUS, OH 43209

SHADE TREE RENTALS LLC  
PO BOX 96  
BLACKLICK, OH 43004

CANO GUADALUPE OSORIO  
1109 S HAMPTON RD  
COLUMBUS, OH 43227

MITCHELL THERESA R  
1098 ELIZABETH AVE  
COLUMBUS, OH 43227

LAMINI LLC  
1108 S HAMPTON RD  
COLUMBUS, OH 43227

WALTON BETTY J  
1092 ELIZABETH AVE  
COLUMBUS, OH 43227-1042

SCOTT ICYLENE  
PO BOX 09860  
COLUMBUS, OH 43209

JONES RICHARD V  
1128 S HAMPTON RD  
COLUMBUS, OH 43227

ROBERTS JONATHAN T  
1086 ELIZABETH AV  
COLUMBUS, OH 43227

ALHAMBRA HOLDINGS LLC  
1133 N GRANADA AVE  
ALHAMBRA, CA 91801

HERNANDEZ ROBERTO A  
3161 BROWNLEE AVE  
COLUMBUS, OH 43227

MENDEZ ORLANDO M  
1097 S HAMPTON RD  
COLUMBUS, OH 43227

THE CITY OF  
**COLUMBUS**

ANDREW L. GUTHER, MAYOR

DEPARTMENT OF PLANNING  
AND ZONING SERVICES

## Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

### STATEMENT OF HARDSHIP

APPLICATION #

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
  2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

It is my belief that my request to keep the block wall that I installed for safety reason, this is due to the fact that accident has been occurred over my property. The most recent one occurred on November 11th 2016, at 2:00 AM, where injuries could have taken place, this is the police report #161002689, and the officer badge # 2721. The wall is a solid barrier where children play behind. I would hate to think what would have happen to them if they were there. The house also protect property and houses behind it, at the intersection of Browlee and Hampton Rd. It is my belief this is a safety hazard due to people constantly speeding on this Rd. Please accept my proposal to keep this safety barrier wall intact for the safety of family and property.

Signature of Applicant

Date

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer

01/04/17

General information regarding barrier wall

Lot 240 is approximately 122' by 51' and is positioned at the corner of Hampton Rd on the east and Brownlee Ave. on the south.

Lot 239 is approximately 122' by 51' and is positioned with Hampton Rd on the east and lot 240 on the south.

The wall is constructed inside of the south property line and east sidewalk and property line of lot 240 and inside of the sidewalk and property line of lot 239.

The wall is constructed on poured concrete footers. The footer has a width of 12" and a depth (below grade) of 28".

The wall is constructed of 8X8X16 concrete blocks. The wall is 6 blocks high i.e. approximately 50" high. The blocks have architectural surfacing.

The wall is 8" wide with brick buttress that are 2 and ½ bricks wide and deep spaced approximately 5' along the wall. The Footer width is widened to support the buttress. The buttress extends approximately 2' above the block wall.

Each buttress will have an electrical exterior light mounted on the top.

See drawing of wall section attached.

See overhead drawing showing layout of the barrier wall.

See picture of partially completed barrier wall.

832-486-7542.

GoadaWPe313384

@ Gmail.com.

ELIZABETH AVE

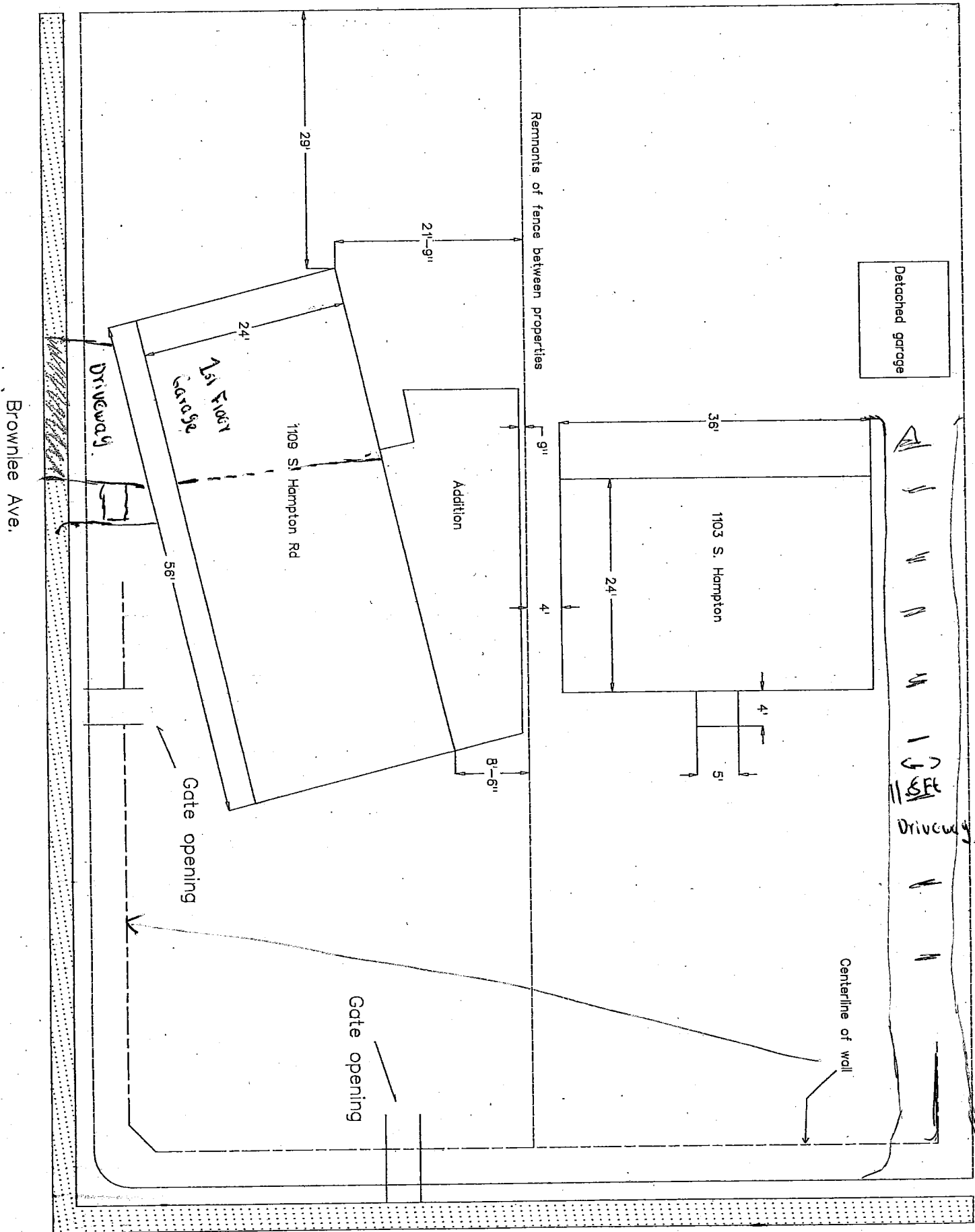
CHANGED BY  
ORD 916-29

BROWNLEE AVE

SHAMPTON RD

**D**

Theresa D. Jones  
face wheel or  
planting 51  
Oct 25 1971  
51



Brownlee Ave.

Detached garage

11.8 FE Driveway

Centerline of wall

Gate opening

Gate opening

Addition

1103 S. Hampton

1109 S. Hampton Rd

Hampton Road







Example of wall section



Exterior Lighting

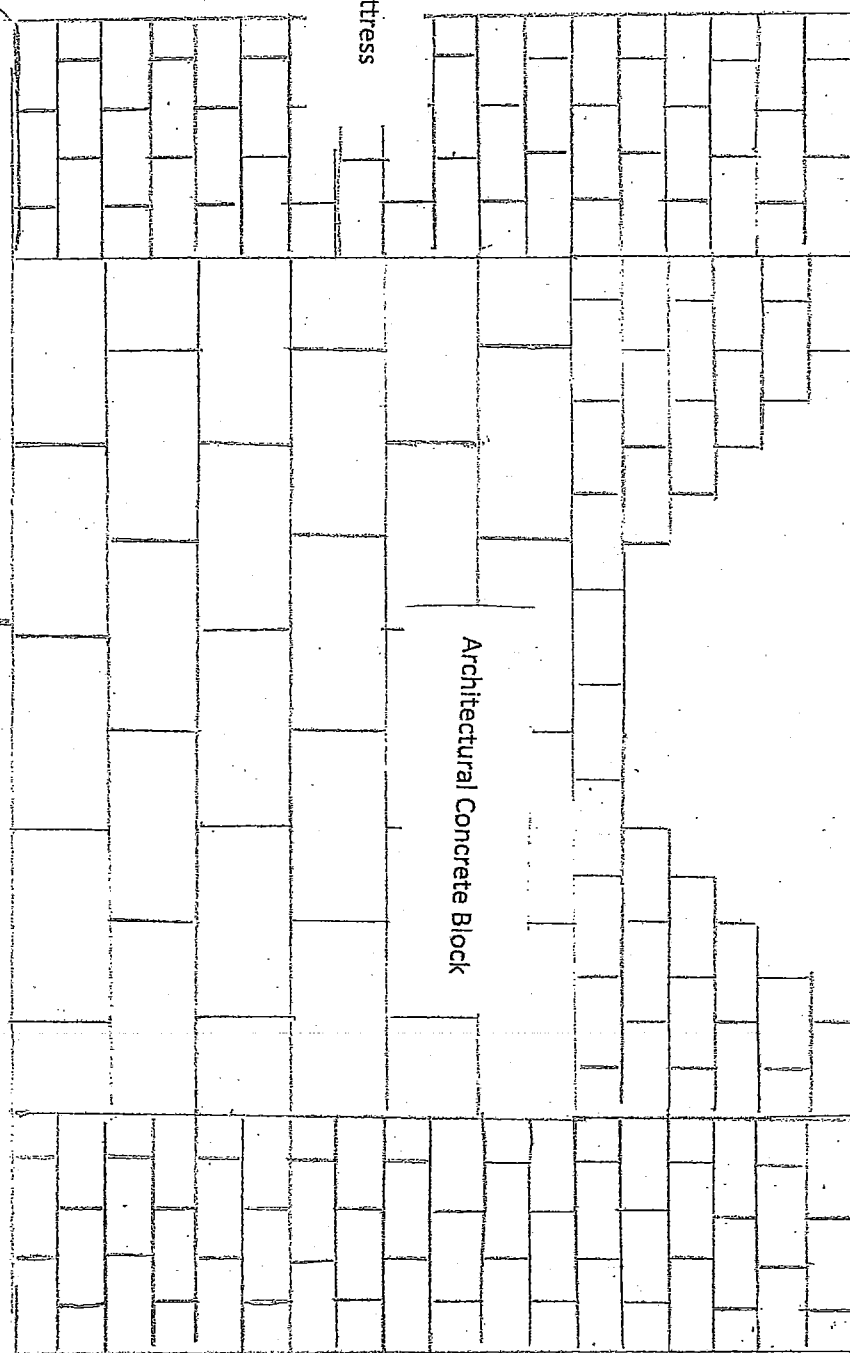
Brick Buttress

Architectural Concrete Block

Concrete Footer

28"

Handwritten notes and dimensions: 4, 0, 2, 0, 3, 0, 2



THE CITY OF  
**COLUMBUS**

COLUMBUS, OHIO 43224

DEPARTMENT OF BUILDINGS  
AND ZONING SERVICES**Board of Zoning Adjustment Application**

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Guadalupe Osorio  
 of (COMPLETE ADDRESS) 1109-1135 Hampton Rd Columbus OH 43227  
 deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following  
 is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of  
 this application and their mailing addresses:

NAME

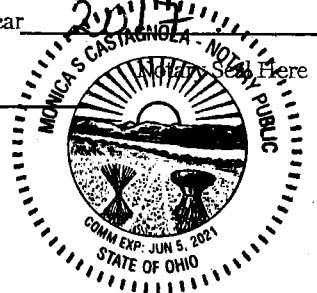
COMPLETE MAILING ADDRESS

Guadalupe Osorio1109 S Hampton Rd  
Columbus OH 43227

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13 day of January, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 06/05/2021**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer